



VALDOSTA-LOWNDES COUNTY ZONING BOARD OF APPEALS

Staff Report

MEETING DATE: June 6, 2023

VAR-2023-13 Arglass Expansion

The applicant is acting on behalf of the property owner (Valdosta-Lowndes Industrial Authority, operated by Arglass Yamamura SE, LLC) and is requesting a variance to Table 4.01.02 (E) of the ULDC as it pertains to standards for building location (setbacks). The subject property is located at 1 Arglass Road, Valdosta, Georgia, in an M-2 (Heavy Manufacturing) zoning district. Table 4.01.02 (E) states:

Table 4.01.02(E). Standards for Building Locations and Heights.

Zoning district	Minimum Setbacks from Centerline of Street ¹			Minimum Setbacks from Property lines		Maximum Building Height (ft.)
	Front ² (feet)			Side (ft.)	Rear (ft.)	
	Arterial	Collector	Residential			
E-A	80	70	60	20	50	35
R-A	80	70	60	20	40	35
CON	100	80	65	20	40	35
R-1	80	70	60	20	40	35
R-21	80	70	60	10	30	35
R-10	80	70	60	10	30	35
OI	80	70	60	15	30	45
C-C	80	70	N/A	20	12	45
C-G	80	70	N/A	20	12	45
C-H	100	80	N/A	20	20	60
M-1	100	80	N/A	20	12	60
M-2	150	120	N/A	40	50	100
M-3	150	120	N/A	40	50	100
IS	150	120	N/A	40	50	100
MAZ Residential	80	70	60	10	30	35
MAZ Non-Residential	80	70	60	15	12	45

¹For **Street** classifications, see *Lowndes County Thoroughfare Plan*.
²Plus ½ any amount which the **right-of-way** width exceeds 60 feet for **residential streets**, 80 feet for **collector streets**, and 100 feet for **arterial streets**.

The proposed expansion of Arglass will more than double the footprint of the existing facility and includes the installation of a second furnace. Due to the requirements of the lending agent, the new furnace must reside on its own parcel. (A follow up revision survey will be submitted to the County for approval if the variance is granted.) However, in order to maintain the efficient performance of operations, the new expansion must be connected to the existing facility. The variance request is for zero lot line setbacks between the two tracks to accomplish the closeness of those facilities.

Staff reviewed this request and determined that the proposed addition was unique to the operation of the facility, and recommends approval for zero lot line setbacks for the shared internal boundaries for Furnace 1 Tract and Furnace 2 Tract, based on Criteria B, D, and H.

A variance may be granted upon a finding by the ZBA that one of the following conditions has been met:

- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;
- B. Such conditions are peculiar to the particular piece of property involved;
- C. The application of this ULDC to this particular piece of property would create an unnecessary hardship;
- D. Relief, if granted, will not cause substantial detriment to the public good or impair the purposes and intent of this ULDC;
- E. A literal interpretation of the provisions of this ULDC would deprive the applicant of rights commonly enjoyed by other properties of the zoning district in which the property is located;
- F. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the zoning district in which the applicant's property is located;
- G. The requested variance will be in harmony with the purpose and intent of this ULDC and will not be incompatible with the neighborhood or to the general public welfare;
- H. The special circumstances are not the result of the actions of the applicant;
- I. The variance requested is the minimum variance that will make possible the legal use of the land or structure;
- J. The variance is not a request to permit a use of land or structures which are not permitted by right in the zoning district involved.;
- K. The extension of said nonconforming use will not further injure a permitted use on the subject property or on adjacent property;
- L. The design, construction, and character of the nonconformance is not suitable for uses permitted in a district in which the nonconformance is situated; and
- M. The nonconforming use is similar to the prior nonconforming use.